



THE
A-TEAM

**RE/MAX
FIRST**

63 PROMINENCE Point, Calgary T3H 3E8

MLS® #: **A2115776**

Area: **Patterson**

Listing Date: **03/21/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,102

Year Built:

1992

Low Sqft:

Ttl Sqft:

2,102

Lot Information

Lot Sz Ar:

7,050 sqft

Lot Shape:

DOM

59

Layout

Beds:

3 (1 2)

Baths:

3.0 (3 0)

Style:

Bungalow, Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard, Cul-De-Sac, Low Maintenance Landscape, Pie Shaped Lot, Private, Views Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony, Private Entrance, Private Yard**

Construction:

Brick, Wood Frame

Flooring:

Carpet, Ceramic Tile, Tile, Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Refrigerator, Washer, Window Coverings

Int Feat:

Bar, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wired for Sound

Utilities:

Room Information

Room

4pc Bathroom

Dining Room

Kitchen

Living Room

Walk-In Closet

Bedroom

Level

Main

Main

Main

Main

Main

Basement

Dimensions

8`2" x 7`8"

21`8" x 11`0"

20`3" x 18`7"

15`11" x 18`10"

8`4" x 9`4"

18`1" x 13`8"

Room

5pc Ensuite bath

Family Room

Laundry

Bedroom - Primary

4pc Bathroom

Bedroom

Level

Main

Main

Main

Main

Basement

Basement

Dimensions

13`2" x 15`7"

19`11" x 13`3"

6`0" x 11`9"

17`10" x 16`6"

8`4" x 11`2"

10`11" x 18`3"

Exercise Room
Furnace/Utility Room

Basement
Basement

15`5" x 16`8"
15`2" x 8`5"

Game Room
Wine Cellar
Legal/Tax/Financial

Basement
Basement

27`5" x 33`7"
6`0" x 15`11"

Condo Fee:
\$758

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-C2

Legal Desc: **9212075**

Remarks

Pub Rmks: **OPEN HOUSES ALL WEEKEND | SATURDAY 1-4 and SUNDAY 12-3 | Are you looking for a home to customize, renovate, and make your own? In the desirable community of Patterson? Welcome to the pinnacle of luxury living in the prestigious GATED Brickburn community of Patterson! This exquisite bungalow offers the BEST AND LARGEST LOT in the entire neighborhood, boasting UNPARRALLELED VIEWS of the city skyline that will take your breath away! This property is all original, and perfect for renovating and making your own. Step inside to discover over 3700 sq/ft of open living space. The main level features a spacious primary bedroom, with large walk in closet and ensuite that is sure to impress. The main floor also features a walk our patio with stunning city views, large living are, kitchen, and laundry room. The walk-out basement is perfect for entertaining, with a gym, wine cellar, 2 extra bedrooms, and plenty of room for guests. The upper level is a true standout, featuring an amazing office area with pristine views that will make working from home a pleasure. The gated 18+ adult only gated Brickburn community is known for its friendly neighbors and welcoming atmosphere, making it the perfect place to downsize without compromising on luxury. Or for snowbirds, it offers the opportunity to just lock and leave, when you are travelling throughout throughout the year. Don't miss your chance to own this stunning home in one of Calgary's most desirable communities. Schedule your showing today and start living the life you deserve!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











